

031.0

0006

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

980,200 / 980,200

USE VALUE:

980,200 / 980,200

ASSESSED:

980,200 / 980,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
202-204		BROADWAY, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MEEHAN WILLIAM/PAMELA	
Owner 2:	
Owner 3:	

Street 1: 204 BROADWAY
Street 2:

Twn/City: ARLINGTON
StProv: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: MESSURI FREDERICK M -
Owner 2: MESSURI KATHLEEN -

Street 1: 204 BROADWAY
Twn/City: ARLINGTON

StProv: MA Cntry:
Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 6,446 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Asbestos Exterior and 3974 Square Feet, with 2 Units, 2 Baths, 2 3/4 Baths, 0 HalfBath, 14 Rooms, and 7 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

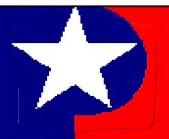
LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6446		Sq. Ft.	Site		0	80.	0.86	1			Med. Tr	-10					441,635						441,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	6446.000	532,900	5,700	441,600	980,200		22120
							GIS Ref
							GIS Ref
							Insp Date
							03/30/09

Total Card / Total Parcel
980,200 / 980,200
980,200 / 980,200
980,200 / 980,200

**USER DEFINED**

Prior Id # 1: 22120	
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	18:00:35
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	533,700	5700	6,446.	441,600	981,000	981,000	Year End Roll	12/18/2019
2019	104	FV	411,600	5700	6,446.	469,200	886,500	886,500	Year End Roll	1/3/2019
2018	104	FV	411,600	5700	6,446.	342,300	759,600	759,600	Year End Roll	12/20/2017
2017	104	FV	387,600	5700	6,446.	298,100	691,400	691,400	Year End Roll	1/3/2017
2016	104	FV	387,600	5700	6,446.	253,900	647,200	647,200	Year End	1/4/2016
2015	104	FV	348,200	5700	6,446.	248,400	602,300	602,300	Year End Roll	12/11/2014
2014	104	FV	348,200	5700	6,446.	204,300	558,200	558,200	Year End Roll	12/16/2013
2013	104	FV	361,200	5700	6,446.	194,300	561,200	561,200		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MESSURI FREDERI	41723-522		1/2/2004		635,000	No	No		
MESSURI ANNA	30467-268		7/27/1999	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/3/2015	1271	New Wind	12,500	9/3/2015				Replace 18 windows
7/11/2006	566	Redo Kit	10,000			G8	GR FY08	

ACTIVITY INFORMATION

Date	Result	By	Name
11/19/2015	Permit Insp	PC	PHIL C
3/30/2009	Meas/Inspect	189	PATRIOT
3/5/2005	MLS	HC	Helen Chinal
4/1/2000	Inspected	197	PATRIOT
2/29/2000	Measured	264	PATRIOT
8/17/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type:	13 - Multi-Garden			Full Bath:	2	Rating:	Good											
Sty Ht:	2H - 2 & 1/2 Sty			A Bath:		Rating:												
(Liv) Units:	2	Total: 2			3/4 Bath:	2	Rating:	Good										
Foundation:	2 - Conc. Block			A 3QBth:		Rating:												
Frame:	1 - Wood			1/2 Bath:		Rating:												
Prime Wall:	5 - Asbestos			A HBth:		Rating:												
Sec Wall:					OthrFix:		Rating:											
Roof Struct:	1 - Gable			OTHER FEATURES														
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good											
Color:	GREEN			A Kits:	1	Rating:	Average											
View / Desir:				Frpl:	2	Rating:	Good											
GENERAL INFORMATION				WSFlue:		Rating:												
Grade:	C - Average			CONDOS INFORMATION														
Year Blt:	1923	Eff Yr Blt:			Location:													
Alt LUC:		Alt %:			Total Units:													
Jurisdct:		Fact: .			Floor:													
Const Mod:				% Own:														
Lump Sum Adj:				Name:														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31.	%	Exterior:		No Unit	RMS	BRS	FL					
Prim Int Wall:	2 - Plaster				Functional:			Interior:		1	9	5						
Sec Int Wall:					Economic:			Additions:		1	5	2						
Partition:	T - Typical				Special:			Kitchen:										
Prim Floors:	3 - Hardwood				Override:			Baths:										
Sec Floors:	4 - Carpet	25%			Total:	31	%	Plumbing:										
Bsmnt Flr:	12 - Concrete				Basic \$ / SQ:	170.00		Electric:										
Subfloor:				Size Adj.:	0.95478952		Heating:											
Bsmnt Gar:				Const Adj.:	0.92869735		General:											
Electric:	3 - Typical				Adj \$ / SQ:	150.741	Totals			2	14	7						
Insulation:	2 - Typical				Other Features:	162000												
Int vs Ext:	S				Grade Factor:	1.00												
Heat Fuel:	2 - Gas				NBHD Inf:	1.00000000												
Heat Type:	5 - Steam				NBHD Mod:													
# Heat Sys:	2				LUC Factor:	1.00												
% Heated:	100				Adj Total:	772255												
Solar HW:	NO				Depreciation:	239399		Juris. Factor:										
% Com Wall:					Deprecated Total:	532856		Special Features:	0									
							Final Total:	532900										
							Val/Su Net:	100.83										
							Val/Su SzAd:	154.69										
MOBILE HOME				Make:				Serial #:				Year:						
SPEC FEATURES/YARD ITEMS				Model:				Color:										
PARCEL ID 031.0-0006-0009.0																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
3	Garage	D	Y		119X20	A	GD	1930	21.58	T	30	104			5,700		5,700	
More: N	Total Yard Items:	5,700			Total Special Features:				Total:				5,700					
IMAGE 																		